



AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JULY 19, 2007
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
 - A. Approval of minutes from the workshop and regular meetings on July 5, 2007.**
 - B. CONSIDERATION – Easement Release ER07-01 **R. Haynes****
A request to release an approximate 16-foot wide and 200-foot long storm sewer easement across Lots 16, 17 and 18 of Block 28 in the Phillips Addition, Bryan, Brazos County, Texas.
 - C. CONSIDERATION – Alley Closing AC07-03 **J. Fulgham****
A proposed alley closing for the entire 20-foot wide alley right-of-way in Block 27 of the Bryan Original Townsite bounded by Washington and Texas Avenues, East William Joel Bryan Parkway and East 24th Street in downtown Bryan, Brazos County, Texas.
 - D. CONSIDERATION – Final Plat FP07-18 (Drawing) **M. Zimmermann****
A proposed Final Plat of Park Hudson Subdivision – Phase 7 consisting of 4.665 acres of land located at the northwest corner of University Drive East (F.M. 60) and Coppercrest Drive in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS (Commission has final approval; appeals may be directed to City Council.)

- 5. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit CU07-05 J. Fulgham**
A request for approval of a Conditional Use Permit to allow a residential dwelling in a Commercial (C-3) zoning district located at 2714 Todd Street / 2713 South Texas Avenue, Lot 7 in Block 15 of the Mitchell-Lawrence-Cavitt Subdivision in Bryan, Brazos County, Texas.
- 6. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit CU07-09 J. Fulgham**
A request for approval of a Conditional Use Permit to allow the conversion of a garage to an accessory dwelling unit in a Residential District – 5000 (RD-5) located at 418 Tee Drive, and specifically being part of Lot 16 and all of Lot 17 in Block C of the Country Club Estates Subdivision - Phase 2 in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF RESUBDIVISION

- 7. PUBLIC HEARING/CONSIDERATION – Replat RP07-12 (Drawing) J. Fulgham**
A request to replat Lot 12 in Block 5 of Woodville Acres Subdivision, Phase 3 and consisting of 0.46 acres of land into two new lots, being Lots 12A and 12B in Block 5 of the Woodville Acres Subdivision, Phase 3 in Bryan, Brazos County, Texas.
- 8. PUBLIC HEARING/CONSIDERATION – Replat RP07-19 (Drawing) J. Fulgham**
A request to replat Lots 1R and 2R of Woodville Acres Subdivision, Phase 3 and consisting of 1.961 acres of land into a single lot, being Lot 2AR in Block 14 of the Woodville Acres Subdivision, Phase 3 in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)

- 9. PUBLIC HEARING/CONSIDERATION – Rezoning RZ07-30 R. Haynes**
A request to change the zoning classification from Mixed Use Residential District (MU-1) to a combination of Commercial District (C-3) and Industrial District (I) for 9.15 acres of land adjacent to the southeast corner of Tabor Road and Clarks Lane in parts of Blocks 1 and 2 in the Lone Oak Acres Subdivision in Bryan, Brazos County, Texas.
- 10. PUBLIC HEARING/CONSIDERATION – Rezoning RZ07-32 M. Zimmermann**
A request to change the zoning classification from Commercial District (C-3) to a Planned Development (PD) District allowing commercial uses and open/outside storage of merchandise and material on 5.67 acres of land adjoining the southwest side of North Earl Rudder Freeway, approximately 1300-1700 feet south from its intersection with State Highway 21, being Lot 1 in Block 1 of the Cedar Hill Subdivision in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF VARIANCES (Commission has final approval; appeals may be directed to City Council.)

11. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-34](#)

R. Haynes

A request for approval of a variance from the minimum 150-foot width required of lots in Agricultural-Open (A-O) zoning districts, to create three new lots, one of which would be only 100 feet wide, on property at 2307 Tabor Road, being 5.16 acres out of Stephen F. Austin Survey, A-63 in Bryan, Brazos County, Texas.

12. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-21](#)

R. Haynes

A request for approval of a 14-foot variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts, to legitimize previous installation of a garage that extends within 11 feet from the front property line on the subject property at 1906 Marshall Avenue, occupying Lot 14 of Block 6 in the Milton Darwin's Subdivision in Bryan, Brazos County, Texas.

13. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-22](#)

R. Haynes

A request for approval of a complete variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts, to legitimize previous installation of a carport that extends all the way to the front property line on the subject property at 1908 Marshall Avenue, occupying Lot 13 of Block 6 in the Milton Darwin's Subdivision in Bryan, Brazos County, Texas.

14. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-27](#)

R. Haynes

A request for approval of a 6-foot variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts, to legitimize previous construction of a porch addition set back 19 feet from the front property line at 816 Mitchell Street, occupying Lot 11 and parts of Lot 12 in Block 21 of the Mitchell-Lawrence-Cavitt Subdivision in Bryan, Brazos County, Texas.

15. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-28](#)

M. Zimmermann

A request for approval of a 2.5-foot variance from the minimum 7.5-foot side building setback generally required on lots in residential zoning districts, to legitimize previous installation of a carport that extends within 5 feet from the northeast side property line on property at 3906 Old Oaks Drive, occupying Lot 19 in Block 20 of The Oaks Addition – 5th Installment in Bryan, Brazos County, Texas.

16. COMMISSION CONCERNS

17. ADJOURN

FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT [\(979\) 209-5120](#) AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.